

BEFORE THE METROPOLITAN BOARD OF ZONING APPEALS

RE: John Root Appeal Case 2023-092
1322 LITTLE HAMILTON AVE
Map Parcel: 10507016000
Zoning Classification: CS/OV-UZO Council District: 17

ORDER

This matter came to be heard in public hearing on 11/2/2023, before the Metropolitan Board of Zoning Appeals, upon application for a special exception from front setback requirements. The appellant is seeking to construct two non-residential buildings.

Based upon the entire record as recorded on the video recording and contained in the file, from all of which the Board finds that:

- (1) Proper legal and written notice of the public hearing had been complied with as set forth in Section 17.40.720 of the Metropolitan Code.
- (2) The appellant sought this permit under Section 17.40.180 C of the Metropolitan Code.
- (3) The appellant HAS satisfied all of the conditions for a special exception under Section 17.16.150.

It is therefore, ORDERED by the Metropolitan Board of Zoning Appeals that the appellant’s request shall be GRANTED.

UPON MOTION BY: Mr. Lawless Seconded By: Mr. Ransom

Result: 4-0
Ayes: Members Davis, Lawless, Pepper, and Ransom
Nays:
Abstaining:
Absent: Members Bradford, Cole, and Karpynec

ENTERED THIS 2nd DAY OF NOVEMBER, 2023.

BEFORE THE METROPOLITAN BOARD OF ZONING APPEALS

RE: Prestige Remodeling Soutions Appeal Case 2023-118
2409 EDEN ST
Map Parcel: 09203020100
Zoning Classification: RS5/OV-UZO/OV-DDU Council District: 21

ORDER

This matter came to be heard in public hearing on 11/2/2023, before the Metropolitan Board of Zoning Appeals, upon application for a variance in street setback requirements. The appellants is seeking to construct a patio.

Based upon the entire record as recorded on the video recording and contained in the file, from all of which the Board finds that:

- (1) Proper legal and written notice of the public hearing had been complied with as set forth in Section 17.40.720 of the Metropolitan Code.
- (2) The appellant sought this permit under Section 17.40.180 B of the Metropolitan Code.
- (3) The appellant failed to establish a hardship.

It is therefore, ORDERED by the Metropolitan Board of Zoning Appeals that the appellant's request shall be DENIED.

UPON MOTION BY: Mr. Lawless

Seconded By: Ms. Davis

Result: 4-0

Ayes: Members Davis, Lawless, Pepper, and Ransom

Nays:

Abstaining:

Absent: Members Bradford, Cole, and Karpynec

ENTERED THIS 2nd DAY OF NOVEMBER, 2023.

BEFORE THE METROPOLITAN BOARD OF ZONING APPEALS

RE: C&H Properties, LLC Appeal Case 2023-126
127 KINGSTON ST
Map Parcel: 07103011300
Zoning Classification: RS5/OV-FLD Council District: 5

ORDER

This matter came to be heard in public hearing on 11/2/2023, before the Metropolitan Board of Zoning Appeals, upon application for a variance to reduce the street setback to 6.2 feet. The appellant is seeking to construct a single family home.

Based upon the entire record as recorded on the video recording and contained in the file, from all of which the Board finds that:

- (1) Proper legal and written notice of the public hearing had been complied with as set forth in Section 17.40.720 of the Metropolitan Code.
- (2) The appellant sought this permit under Section 17.40.180 B of the Metropolitan Code.
- (3) The appellant HAS satisfied all of the standards for a variance under Section 17.40.370 of the Metropolitan Code.

It is therefore, ORDERED by the Metropolitan Board of Zoning Appeals that the appellant’s request shall be GRANTED.

UPON MOTION BY: Mr. Lawless Seconded By: Mr. Ransom

Result: 4-0
Ayes: Members Davis, Lawless, Pepper, and Ransom
Nays:
Abstaining:
Absent: Members Bradford, Cole, and Karpynec

ENTERED THIS 2nd DAY OF NOVEMBER, 2023.

BEFORE THE METROPOLITAN BOARD OF ZONING APPEALS

RE: Christopher Dale Lacy Appeal Case 2023-127
3852B SAUNDERS AVE
Map Parcel: 06110011000
Zoning Classification: RS15 Council District: 7

ORDER

This matter came to be heard in public hearing on 11/2/2023, before the Metropolitan Board of Zoning Appeals, upon application for a variance in maximum square footage to allow a 1,200 square foot rear accessory structure. The appellant is seeking to construct a detached garage.

Based upon the entire record as recorded on the video recording and contained in the file, from all of which the Board finds that:

- (1) Proper legal and written notice of the public hearing had been complied with as set forth in Section 17.40.720 of the Metropolitan Code.
- (2) The appellant sought this permit under Section 17.40.180 B of the Metropolitan Code.
- (3) The appellant failed to establish a hardship.

It is therefore, ORDERED by the Metropolitan Board of Zoning Appeals that the appellant’s request shall be DENIED.

UPON MOTION BY: Ms. Davis Seconded By: Mr. Lawless

Result: 4-0
Ayes: Members Davis, Lawless, Pepper, and Ransom
Nays:
Abstaining:
Absent: Members Bradford, Cole, and Karpynec

ENTERED THIS 2nd DAY OF NOVEMBER, 2023.

BEFORE THE METROPOLITAN BOARD OF ZONING APPEALS

RE: Phillip Marceta Appeal Case 2023-129
131 KINGSTON ST
Map Parcel: 07103016400
Zoning Classification: RS10/OV-FLD Council District: 5

ORDER

This matter came to be heard in public hearing on 11/2/2023, before the Metropolitan Board of Zoning Appeals, upon application for a variance to reduce the street and garage door setbacks to 7 feet. The appellant is seeking to construct a single family home.

Based upon the entire record as recorded on the video recording and contained in the file, from all of which the Board finds that:

- (1) Proper legal and written notice of the public hearing had been complied with as set forth in Section 17.40.720 of the Metropolitan Code.
- (2) The appellant sought this permit under Section 17.40.180 B of the Metropolitan Code.
- (3) The appellant HAS satisfied all of the standards for a variance under Section 17.40.370 of the Metropolitan Code.

It is therefore, ORDERED by the Metropolitan Board of Zoning Appeals that the appellant's request shall be GRANTED.

UPON MOTION BY: Mr. Lawless

Seconded By: Mr. Ransom

Result: 4-0

Ayes: Members Davis, Lawless, Pepper, and Ransom

Nays:

Abstaining:

Absent: Members Bradford, Cole, and Karpynek

ENTERED THIS 2nd DAY OF NOVEMBER, 2023.

BEFORE THE METROPOLITAN BOARD OF ZONING APPEALS

RE: Mike Sekelsky Appeal Case 2023-140
3805 DR WALTER S DAVIS BLVD
Map Parcel: 09104000300
Zoning Classification: R6/OV-UZO Council District: 21

ORDER

This matter came to be heard in public hearing on 11/2/2023, before the Metropolitan Board of Zoning Appeals, upon application for a variance in driveway separation distance to permit two driveways within less than 150 feet of street frontage. The appellant is seeking to construct a driveway.

Based upon the entire record as recorded on the video recording and contained in the file, from all of which the Board finds that:

- (1) Proper legal and written notice of the public hearing had been complied with as set forth in Section 17.40.720 of the Metropolitan Code.
- (2) The appellant sought this permit under Section 17.40.180 B of the Metropolitan Code.
- (3) The appellant HAS satisfied all of the standards for a variance under Section 17.40.370 of the Metropolitan Code.

It is therefore, ORDERED by the Metropolitan Board of Zoning Appeals that the appellant’s request shall be GRANTED.

UPON MOTION BY: Mr. Lawless Seconded By: Mr. Ransom

Result: 4-0
Ayes: Members Davis, Lawless, Pepper, and Ransom
Nays:
Abstaining:
Absent: Members Bradford, Cole, and Karpynec

ENTERED THIS 2nd DAY OF NOVEMBER, 2023.